

Staff Variance Report
For
November 7, 2012 Commission Meeting

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“I” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: *All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.*

Tabled Variances:

- 12-06-41 C **The Warehouse by the Family Center – Bloomington**
*The request is to modify the previous variance, 11-12-40 (Family Life Center), to permit occasional assembly functions in the existing warehouse portion of the building. The building is an existing warehouse-industrial-business occupancy of approximately 205,000 sq. ft. that is being changed over to a not-for-profit entity into a multi-use community center for recreation, educational and other uses consistent with a family center mission. The current requested use is for the unfinished warehouse space, without bringing the building into compliance entirely with current codes and for a duration of time until permanent build out of the building interior. There is another variance for this project, 12-04-28, for permanent change of occupancy. The proponent advises that the building is sprinklered, has a fire alarm system, will have a means of egress to accommodate the required egress capacity and numbers of exits for the proposed uses and a fire watch will be provided for any events with an occupant load of 300 or more. The hardship is that the funds are donations and the pace of funding does not permit completion of the entire building, while there is ongoing need to utilize the available space for sports and other functions. How much of the unfinished space will be used for assembly purposes? No floor plans were provided to show exiting. **Tabled at the request of the proponent to work with state and local code officials. Tabled at the July meeting at the request of the proponent. Tabled at the August meeting for the proponent to come back with more specific dates for compliance with the requirements for the permanent change of occupancy. Tabled at the October meeting at the request of the proponent.***
- 12-08-44 C **Sycamore Farms Event Center - Bloomington**
The General Administrative Rules require that a change of occupancy comply with either the Commission's rules for new construction or Chap. 34. The request is to allow a 5,616 sq. ft. former barn to be turned into an unconditioned, seasonal use only A-2 without the installation of the required sprinkler system. Are the smoke detection system and the

open sided portion of the building enough to offset the lack of sprinkler system? **Tabled at the August meeting at the request of the proponent. Tabled till the October meeting at the request of the proponent. Tabled at the till the November meeting at the request of the proponent.**

- 12-09-4 CI **LaJoya Apartments - Indianapolis**
The 2008 Indiana Fire Code requires these fire extinguishers to be mounted so that the top of the extinguisher is not more than 5' above the surface of the floor. The request is to allow the extinguishers to be mounted so that the top is 6' above the surface of the floor to prevent misuse by children. How will shorter residents be able to reach them? Why not put them in locked cabinets that comply with Section 906.8? **Tabled till the October meeting because no proponent and incomplete. Tabled till the November meeting incomplete.**
- 12-09-7 AI **Pollert – 210 # 12th Street – Bloomington**
The 1989 Indiana Building Code requires that habitable rooms other than kitchens must be at least 7' wide and the current room is 6' 7" X 15' 1". **Tabled till the October meeting – incomplete and no proponent. Tabled till the November meeting – incomplete.**
- 12-09-38(a)(b) D **St. John's Lutheran Church – Addition – Aurora** Project #358326
(a) *The code required sprinkler system will not provide.* The proponent advises that the church cannot afford the sprinkler system. The drawings submitted did not give the adequate information to determine the size of the existing structure or the new addition. There is nothing showing a fire barrier or fire wall if the stained glass was removed. There are no alternatives offered. There is inadequate information to fully understand the project. The fire official states he sees no problem if they follow the codes of the state, which they are not wanting to do.
- D (b) *The code required removal or replacement of the stained glass windows will not be done to provide the needed separation between the existing building and the new addition.* The proponent advises that the church want to maintain the stained glass windows to maintain the architectural integrity. The drawings submitted did not give the adequate information to determine the size of the existing structure or the new addition. There is nothing showing a fire barrier or fire wall if the stained glass was removed. There are no alternatives offered. There is inadequate information to fully understand the project. The fire official states he sees no problem if they follow the codes of the state, which they are not wanting to do. **Tabled till the October meeting for proponent to come back with a reanalyzed design to address fire areas and occupant loads. Tabled till the November meeting no proponent.**
- 12-10-4 C **First Church of the Nazarene – LaPorte** Project #357101
The code required sprinkler system will not be provided in this A-3 occupancy with an occupant load in excess of 300. The proponent advises that they have a possibility of 377 occupants if all areas are occupied, using a factor of 15 for the gymnasium space. They advise that the total occupancy is not expected to ever occur. The proponent advises that

they will take the following alternative actions in lieu of the sprinkler system; they will change from Construction Type VB to VA and update the drawings, they will enclose the stairwells in 1 hour shafts. The hardship is the closest water main is ¼ mile away from the site and the cost to bring the water to the site will put them over budget as well if they need to install a water tank and pumping system. The drawing submitted only shows this building and not the church or the proximity of either building to the other. Commission to discuss. **Tabled – no proponent.**

- 12-10-5 C **Nine Irish Brothers – Lafayette**
The code required sprinkler system will not be installed into the coolers on the outside of the back wall of the building. The proponent advises that the cooler and freezer are on the outside of the building and have an entrance door into the cooler from inside of the building. The hardship is the water supply would need to be run on the outside to access the cooler and would be subject to freezing in the winter. What would be the cost to protect the outside pipes for at least the cooler? **Tabled – no proponent.**
- 12-10-10(d) B **Lilly Building K312-314 – Indianapolis**
 (d) *The standby generator that is required by code for the ventilation system for the H-4 occupancy area in Building K312 is not provided.* The proponent advises that K312 is a 1 story building of Type VB construction and is classified primarily as F-1 and B occupancy uses and also has a small area of H-4 occupancy. The ventilation system is connected to a redundant electrical supply consisting of separate connections to a double ended substation and this method is recognized with the approval of the authority having jurisdiction in the electrical code for legally required standby systems. The hardship is the cost to install and maintain a generator on the existing site. **Tabled at the request of the proponent.**
- 12-10-19(a) C **PCS Hammond LLC Regional Distribution Center – Potash Storage Building – Hammond** Project #358349
 (a) *The code required sprinkler system will not be provided for this structure.* The proponent advises that, due to the potential for significant environmental harm and expensive remediation cost if the potash contaminated fire suppression water be allowed to escape the building facility, it is not practical to use the automatic sprinkler system. **Tabled to allow the proponent to revise the drawings.**
- 12-10-30(a)(b)(c)(d)(e) **Indiana State University – North Residence Hall – East Building – Terre Haute** Project #358950
 A (a) *The new four story university residence hall will have the TV lounge areas open to the adjacent corridor on the 1st floor residential portions of the building which is not allowed by code.* The proponent advises that the building is sprinklered throughout by an automatic sprinkler system per NFPA 13. Similar variances have been approved in the past by the Commission. The hardship is the desire to maintain an openness between the lounges and the corridor.
 A (b) *The code required 20 minute doors will not be provided in the fire rated corridors nor will the doors have the door closers or smoke gasketing on the dorm room doors and bathrooms on the sleeping levels 2, 3 and 4.* The building is sprinklered throughout with

an NFPA 13 system. Similar variances have been approved by the Commission. The hardship is the desire to reduce the tampering and maintenance costs of doors, closers and gaskets.

- A (c) *Smoke dampers will not be provided in the corridors walls as required by code for ducts passing through 1 hour rated corridor walls that serve both the room and corridor.* The building is sprinklered throughout per NFPA 13. Similar variances have been approved by the Commission. The hardship is the cost to provide the smoke dampers and the ability to reduce the tampering and maintenance cost of repairing the dampers.
- C (d) *Noncompliant card readers will be placed on the exit stairways to control access onto the upper floors from the stairways, of the new 4 story university residence hall.* The building is sprinklered throughout per NFPA 13. This will not affect the exit from the building. The hardship is the need to provide some security between the floors without the cost of installing an unlocking system to be operated by the fire department. There is no mention that the system will allow the doors to remain unlocked in the event of a power failure or fire alarm.
- C (e) *Type I hoods will not be provided for the 2 small cooking facilities being provided on the 1st floor serving the students and a multipurpose room.* The structure is sprinklered throughout per NFPA 13. The kitchenettes will have 1 hour fire barrier separation. The stoves will be residential and have a residential recirculation hood and UL classified residential fire suppression system to protect the cooking surface. The hardship involves the cost and space needs to install a Type 1 hood and grease duct. Will there be rated doors in the one hour fire barrier separations? **Tabled till the November meeting incomplete.**

12-10-31(a)(b)(c)(d)(e) **Indiana State University – North Residence Hall – West Building – Terre Haute** Project #358950
 Same as 12-10-30 **Tabled till the November meeting incomplete.**

New Variances:

- 12-11-1 B **Indiana State University – Erickson Hall – Terre Haute**
The steel coated belts being used as the suspension means for the elevator do not comply with the current elevator code. The proponent advises that the Gen 2 Machine roomless elevator complies with all other aspects of the code. They will supply the equipment needed to monitor the belts and will provide the training needed by the state inspectors. Similar applications have been approved in the past.
- 12-11-2(a)(b) NVR **Napolese Expansion – Indianapolis** Project #352324
 (a) *The code required ramp on either side of the new door will not be provided.* The local code official has cited this. There is a 1 ½ hour fire door being installed in the 2 hour fire barrier. The proponent advises that the door is needed to pass through items between the Wine Room and Napolese. The door will not have any public use and will have a 12” removable counter installed in the doorway. The door will be held open with magnetic hold open devices that will be deactivated in the case of a fire alarm, allowing the door to close. The counter does not keep the door from closing even when in place.

The proponent advises that the hardship is the difficulty in the limitations of the design capabilities.

NVR/C (b) *The code required floor or landing on one side of the new door will not be provided.* There is a 1 ½ hour fire door being installed in the 2 hour fire barrier. The proponent advises that the door is needed to pass items between the Wine Room and Napolese. The door will not have any public use and will have a 12" removable counter installed in the doorway. The door will be held open with magnetic hold open devices that will be deactivated in the case of a fire alarm, allowing the door to close. The counter does not keep the door from closing even when in place.

- 12-11-3 A **Community Hospital South – Stair Access Control System – Indianapolis**
A utility, which is not for the support of the exit stair enclosure, is within the stair enclosure, which is not allowed by code. There are cameras and their associated conduits located in the exit enclosures, throughout the facility, for the purpose of access control. The proponent advises that the penetrations of the 2 hour exit enclosures are fire stopped as per assemblies listed for use in 2 hour fire barriers. The conduit and cabling used for the cameras is identical to the type used for the lighting and power serving the stair enclosure. The purpose of the stair access control system is to preserve the safety and well being of both the employees and visitors to the hospital by monitoring occupants re-entering the building on various floors, from inside the enclosure.
- 12-11-4 DI **C & D Technologies, Inc. – Attica**
Magnetic controlled door locking devices are being installed on the main doors to the facility, which violates the code. The proponent advised that the code is for the delayed egress locking devices but they do not mention anything about there being a delay in the unlocking of the doors thus indicating that this is access controlled egress locks which are not allowed by the code. The proponent advises that there are other exits out of the building with panic hardware on them. They advise the hardship is that the current doors do not have a center post between the doors not allowing a different type of locking device. What is the occupancy of the building? Why are these locks needed? How many people work in the building? What is the size of the building?
- 12-11-5 CI **Nashville Police Department – Records Vault – Nashville**
The code required sprinkler heads will be removed from the records vault. The proponent advises that there are two sprinkler heads in the records vault and, with the storage of public records, if the sprinkler heads would discharge the water could damage the records. The room is all concrete with a steel door and is suitable for the storage of the records and would contain a fire if one occurred. How would smoke and hot gases be contained with the room ventilation system?
- 12-11-6 A **Cardinal House – Windows – Bloomington**
The emergency escape windows are not compliant with the code of record. The code requires the windows to be a minimum of 5.7 sq. ft., have a minimum openable height of 24", a minimum openable width of 20", and a maximum sill height of 44" above the floor. The current windows have an existing area of 4.79 sq. ft., openable height of 23", an openable width of 30" and a sill height of 28".

- 12-11-7 CI **Indianapolis Fire Department – Fire Station #4 Temporary Structure – Indianapolis**
A temporary membrane structure is being erected to house the fire apparatus for 180 days rather than the code compliant 45 days maximum. The proponent advises that the structure will protect the fire apparatus while a new fire station is being built on the site of the previous station and that only the engineer will be going into the tent. The structure is approximately 2,000 sq. ft. and will house two pieces of apparatus. The firefighters will be housed in a portion of the St. Vincent Hospital across the street. How will the apparatus get into and out of the tent flaps?
- 12-11-8 AI **Campus Edge Townhouses – Windows – Bloomington**
The emergency escape windows are not compliant with the code of record. The code requires the windows to be a minimum of 5.7 sq. ft., have a minimum clear opening width of 20”, a minimum clear opening height of 24” and a maximum sill height of 44”. The current windows have an area of 5.08 sq. ft., width of 30.5”, height of 24” and a sill height of 24”.
- 12-11-9 AI **Bethel Memorial Church – Princeton** Project #359213
The code required emergency shower, eyewash station, drinking fountain and service sink will not be provided in the storage building. The proponent advises that the storage building will be used for storage of lawn maintenance equipment and there will be no storage in the attic. The hardship is the cost to add these items is excessive for a small congregation for items that they will never use.
- 12-11-10 A **Bloomington Body Bar Yoga Studio – Bloomington**
The exit travel distance will exceed the code allowed 75’ in this “B” occupancy located on the second floor. The proponent advises that the occupant load of the area will be less than 30 and will have only one exit, but the travel distance will be approximately 100’ to the point where an option of 2 egress routes occur. The distance from the most remote point on the second floor to the stair is approximately 65’. The building is protected throughout with automatic sprinklers. The stair serving the second floor leads directly to the exterior and the 1st floor does not open into the stair. The hardship is the cost of constructing a second stair.
- 12-11-11 AI **127 W. Wayne St. – Fort Wayne**
The occupant use hose station hoses will be removed. The proponent advises that they do not wish their employees to fight a fire and have advised them to exit the building in case of fire. The local fire department will not use the hoses in these hose stations. The hardship is the cost to maintain the hoses and the testing required.
- 12-11-12 AI **118 E. 17th St. – Windows – Bloomington**
The current emergency escape windows are not code compliant for the code of record. The code of record requires the windows have a minimum area of 4.75 sq. ft., a minimum clear height of 24”, a minimum clear width of 18” and a maximum sill height of 44”. The current windows in apartment “A” are as follows: 1. in the front bedroom on the 2nd

level are 5.53 sq. ft. in area, 34.5" wide, 23" high and have a sill height of 22"; 2. the basement rear bedroom is 5.99 sq. ft. in area, 26.5" wide, 32.5" high and has a sill height of 48"; and 3. the front bedroom window on the 1st floor has an area of 5.77 sq. ft., width of 25.5", height of 32.5" and a sill height of 48". In apartment "B" the current windows are as follows: 1. the front bedroom on the 2nd level has an area of 5.47 sq. ft., 34.5" wide, 22.75" high and a sill height of 27"; 2. the rear bedroom has an area of 5.70 sq. ft., 34.5" wide, 23.75" high and a sill height of 27"; 3. the basement bedroom has an area of 6.10 sq. ft., 27" wide, 32.5" high and a sill height of 51.5"; and 4. the front bedroom on the 1st floor has an area of 5.99 sq. ft., is 26.5" wide, is 32.5" high and has a sill height of 51.5".

- 12-11-13 AI **3305 E. Gosport Ct. – Windows – Bloomington**
The current emergency escape windows are not code compliant for the code of record. The code of record requires that the windows have a minimum openable area of 5.7 sq. ft., a minimum clear height of 24", a minimum clear width of 20" and a maximum sill height of 44". The master bedroom has a casement window that has an openable area of 4.24 sq. ft., width of 10", a height of 61", and a sill height of 20". The proponent advises that there is an open way into the adjoining room to a sliding door to the ground level, as shown in the pictures.
- 12-11-14 CI **Soar Sprinklers – South Bend**
- 12-11-15 C **Lock Joint Tube – South Bend**
The code required 60' width requirement of the adjoining yards to maintain the unlimited status of the structure will not be maintained. The proponent has donated a structure on the site to the city of South Bend and in so doing has put their building into noncompliance with the 60' side yard requirement. The building is currently 360,000 sq. ft. in area. The proponent will install closed space sprinklers along the 210' wall to protect the other building in case of fire. The hardship is the cost to construct a 4 hour rated wall over 200' in length and 24' high. The estimated cost would be nearly \$50,000.00. No alternatives are offered.
- 12-11-16(a)(b)(c) C **Washington Towers – Elevator Upgrades – Washington**
 C (a) *There are six 3" diameter electrical conduits located in the hoistway, running vertical, on the east wall and two 3" diameter electrical conduits located in the elevator machine room, running horizontal, east and west, neither of these installation are for the operation of the elevator and are not allowed by code to be located in these areas. The proponent advises that the conduits in the hoistway are for the electricity for the electrical power for floors 4 through 9 in the building and the conduit in the machine room is to provide electricity to power panel boards in the boiler room which serve floors 1 through 3. The hardship is the cost to relocate the existing wiring. The proponent advises that the estimate for the hoistway is \$85,000.00 and the machine room is \$23,000.00.*
 C (b) *The access to the elevator machine room is by ladder and the code requires the access to be by a stairway. The existing access is from the first floor. The hardship is*

that there is no room to replace the ladder with a stairway and the cost would be prohibitive. What is the cost to comply?

- C (c) *The existing elevator pit is not furnished with a sump; the code requires that permanent provisions shall be made to prevent the accumulation of ground water in the pit.* The proponent advises that this has been an existing condition. There is a drain in the elevator machine room and the door from the sump area can be opened and the water drained over into that area if needed. The hardship is that the concrete slab and all attached items would be difficult to do, time consuming and costly. What is the cost to comply?

- 12-11-17 DI **Stonegate Mortgage – 1st Floor Expansion – Indianapolis**
Magnetic locks are going to be installed on 2 sets of double doors going into 2 different areas of the building. The proponent states that these are required exit doors. The proponent advises that they agree to 1. Request to exit motion, 2. Emergency pull station wired directly to magnetic lock, 3. Door locks tied into building fire panel. The hardship listed is as a mortgage company they have private records and need extra precautions taken to make sure their records are secure when they are closed for business. One of the areas is listed as a reception area and the other, across the corridor, appears to be an office area. The doors appear to open into the areas and not in and out of those areas. There are 2 sets of double doors that appear to be where the magnetic locks are going to be installed. The use of keyed dead bolt locks would seem to work just as well, as department stores has been using them for years. The proponent has not cited any worries with security during regular business hours, when most people want the use of magnetic locks.
- 12-11-18 AI **Beacon Hill Apartments – Windows – Bloomington**
Addresses involved: 1668, 1670, 1672, 1674, 1678, 1680, 1682, 1684, 1686, 1688, 1690, and 1692 W. Bloomfield Road.
The emergency egress windows do not meet the code of record for size. The code requires the windows to have a minimum openable area of 5.7 sq. ft., a minimum width of 20', a minimum height of 24" and a maximum sill height of 44". The current windows in all the above units are 4.37 sq. ft., 30" wide, 21" high and have a sill height of 22". These structures were constructed in 1993.
- 12-11-19 DI **Kings Inn of Indianapolis – Indianapolis**
One of the two private fire hydrants required on the property will be removed. The proponent advises that the owner desires to remove the hydrant that is not functioning rather than repair or replace it as code requires. The hydrants are required by code to be maintained and functional at all times. The proponent advises that the one functional hydrant is on the north side of the building and there are two functioning city hydrants located across the street parallel to the east and west property lines. Both of the city hydrants are less than 700 feet to the north side of the building via a vehicle path. The code requires hydrants to be within 400 feet of all portions of the building. The proponent advises that the Indianapolis Fire Department fire engines carry approximately 1,000 feet of 5" supply line and almost the same amount of 3" supply line. The hardship involves the cost to repair the non functioning hydrant when other existing hydrants and

the fire departments capabilities can meet the code requirements. What is the cost to repair the hydrant? Why has the hydrant not been maintained and kept operational as required by code? Is the fire department okay with being required to lay hose across 21st St. and at that distance? **Table till the December meeting at the request of the proponent.**

12-11-20

DI

New Bridges Apartments – Indianapolis

The Class 1 standpipe system in the approximately 11 three story apartment buildings will be made nonfunctional and not repaired or replaced as is required by code. The code requires that existing fire suppression equipment be maintained according to the original installation. These standpipes are nonfunctional and the proponent advises too costly to repair or replace. The proponent advises that the buildings are within 30' of the highest floor and the current code does not require a standpipe system or sprinkler system due to height. They advise they will remove the outside fire department connection and the interior connections will have signage installed stating out of service. The owner's hardship involves the cost to repair (leaking pipes, fittings – some in walls) or replace the entire system. The GAR requires the items to be maintained or removed, this is so there is no confusion about the system working or not what would it cost to remove the system? What is the cost to comply? The fire department has advised that they are opposed to this variance.

12-11-21

CI

Care Animal Hospital

The fire code prohibits the use of extension cords in lieu of permanent wiring. The request is to allow the use of extension cords through the ceiling over the operating tables and in the area of the cages. What is the cost to install permanent wiring? Are there operational problems created by permanent wiring?

12-11-22(a)(b)(c)(d)(e)(f)(g) **Ball State University – Johnson Hall – Addition and Renovations**

BI

(a) Two story openings connecting the 1st and 2nd floors and the 3rd and 4th floors will be open to 1 hour corridors serving the residence rooms which is not allowed by code. The proponent advises that the opening between the 1st and 2nd floors will be open to the A-3 occupancy multipurpose assembly space on the 1st floor and a nonrated corridor serving the nonresidential spaces on the 1st and 2nd floor space, adjoining the 2 story opening in the egress corridor serving the residence rooms. The project includes a complete renovation of the existing 4 story with basement 1969 residence hall, demolition of a 1 story portion of the existing building and construction of a 5 story with basement and penthouse addition. The building classifications include R-2 and A-3 occupancies and will be Type IB construction. The proponent advises that the building will be fully sprinklered with NFPA 13 quick response or residential sprinklers. The corridors and all spaces interconnected with the 2 story openings will be provided with a smoke detection system connected to the building fire alarm system. The floor openings in each case will be provided with bulkheads a minimum 18 inches in depth with a sprinkler water curtain along the bulkhead designed per NFPA 13 and will deliver a minimum discharge rate of 3 GPM per linear foot. The hardship is the openings are an important design feature to create visual connection between the floor levels and provide relief from the relative tight floor to floor height clearances due to the existing building construction.

- CI (b) *The code required 7' 6" ceiling height will not be maintained in portions of the corridors and within sleeping rooms due to the need to accommodate the sprinkler piping and other utility elements.* The project includes a complete renovation of the existing 4 story with basement 1969 residence hall, demolition of a 1 story portion of the existing building and construction of a 5 story with basement and penthouse addition. The building classifications include R-2 and A-3 occupancies and will be Type IB construction. The building will be protected with an automatic sprinkler system equipped with quick response or residential sprinklers – the building is not currently sprinklered. The hardship is the tight existing floor to floor heights and it would be impractical to locate the proposed sprinkler piping and utility elements in any fashion that would permit the 7' 6" height to be retained. What are the height ranges that will be in these areas? What are the utility elements that will be located in these areas? Will these items be enclosed or open in these areas?
- CI (c) *The existing corridors will be used to relieve air from the dorm rooms and for exhaust make up air to the bath rooms and the code permits the makeup air condition, but not the relief air function.* The project includes a complete renovation of the existing 4 story with basement 1969 residence hall, demolition of a 1 story portion of the existing building and construction of a 5 story with basement and penthouse addition. The proponent advises that the air does not reticulate in the building – it will be exhausted through an energy recovery wheel in the penthouse and to the exterior. Fire/smoke dampers will be provided at the corridor transfer openings into the bath rooms and actuation of the smoke detection system will close the smoke dampers. The hardship is due to the tight existing floor to floor heights, it is not feasible to separately duct relief and exhaust make up air. The proponent advises that the building does not currently have adequate fresh air or make up air systems.
- AI (d) *The dormitory sleeping rooms on floors 2 through 6 will not be provided with closers as required by code.* The proponent advises that the building will be protected throughout with an automatic sprinkler system per NFPA 13. The corridors will be provided with a smoke detection system connected to the building fire alarm system, each sleeping room will be provided with single station smoke detectors, as required. The hardship is the ongoing maintenance of the door closers or door hold open devices that are rendered essentially inoperative in a short period of time in the student environment. There have been several variances similar to this approved in the past.
- BI (e) *There will be a nonrated glass wall with nonrated glazed door in the wall separating the student lounge spaces on each floor from the egress corridor which is not allowed by code for R-2 occupancies.* The proponent advises that the glass will be protected with a sprinkler curtain designed per NFPA 13 which will deliver a minimum discharge rate of 3 gpm per linear foot along the glass wall. The hardship is the openings are needed in order to enhance visibility and security to the student lounge areas from the corridor.
- CI (f) *The mechanical penthouse on the roof will exceed the code allowed 33% of the roof.* The penthouse will be used solely for the shelter of mechanical equipment or shelter of vertical shaft openings in the roof, per the restrictions in the IBC. The additional area is required due to the penthouse serving the 4 story portions of the building as well as the new 5 story addition. The penthouse is less than one third of the aggregate of the 4th and 5th floor roof area. The penthouse will be sprinklered as well as the rest of the building. The hardship is the restricting as the penthouse would be an operational and functional

- hardship and the classification as a story would also require the enclosure of fire rated shafts through the penthouse which would complicate the mechanical system design.
- CI (g) *There will be seating areas on each floor open to the egress corridors which is not allowed per code.* The proponent advises this is so the students will have somewhere to interact outside of the sleeping rooms and the enclosure of these areas would be detrimental to this intent without providing any benefit for safety.
- 12-11-23 AI **Rolls – Royce Meridian Center North Building – 450 Security Revisions – Indpls.**
Due to the proposed revision to the 2nd floor employee access to secured areas, the common path of egress travel from the most remote point of the affected office area will be increased to approximately 110 feet rather than the code allowed maximum of 100 feet. The building is classified as a “B” occupancy. The building is sprinklered throughout and the egress doors are openable in the direction of egress. The proposed security revision will not involve locking or restraint of egress doors. The area is not open to the public and is occupied by employees or escorted guests. Per the proponent, with some of the information in this area being of a security nature, this change is needed.
- 12-11-24(a)(b) **IPS School #67 – Renovation – Indianapolis** Project #352614
 NVR/CI (a) *Sprinkler piping and the sprinkler head has been cited “in the runway vicinity” of the wheelchair lift as a violation of the code.* The chairlift is providing access to the stage area. The sprinkler is at ceiling level and is intended to cover the area which includes the area of the new chair lift. This project involves renovation of the existing building, including new mechanical systems, kitchen and locker room renovation, accessibility upgrades, architectural finishes, and new sprinkler system. A new elevator serving the 1st and 2nd floors and the chair lift to provide access to the stage will also be installed. The proponent advises there have been nearly identical installations at Castlevue Baptist Church and IPS Northwest High School and the first went to Administrative Review Cause 07-01 and the Elevator Section agreed not to enforce the citation and after the initial citing on the 2nd the agency also agreed not to enforce. The code calls out “pipes conveying steam, gas, or liquids that, if discharged into the runway, would endanger life or health” as not being permitted. Water is not of the same danger as what the code appears to be talking of with the naming of steam, gas or liquids that would endanger life or health. The building code and fire code call for a building to be sprinklered throughout. Is this a violation?
- CI (b) *The fees of \$1,750.00 that have been assessed for the citation concerning the citation issued by the Elevator Division are what the proponent is wishing the Commission to adjust with this variance.* The proponent advises that the payment of the inspection and reinspection fees is a cost hardship for an issue that has previously been determined to not be a violation.
- 12-11-25 CI **Sensient Flavors – Freezer and Cooler Rooms – Indianapolis**
The proposed freezer and cooler, H-3 occupancy, of 6,800 sq. ft. will, together with the existing 11,092 sq. ft. of existing H-3 area, exceed the permitted H-3 occupancy in an unlimited area building. The IBC allows 3,500 sq. ft. in an unlimited area building where not adjoining an exterior wall (25% of the allowable 14,000 sq. ft. for a Type IIB construction), and up to 14,000 sq. ft. where adjoining an exterior wall. The freezer and

cooler will be located against an exterior wall. The current building is classified as F-1, S-1, B and H-3 occupancies and is of Type IIB construction. The building is used for the production and packaging of food flavorings. The project involves construction of a freezer and cooler area within the existing building for storage of flammable liquids. The proponent advises that the H-3 occupancy area will be provided with 1 hour occupancy separation, as required by code. The H-3 area will be protected by an automatic sprinkler system per NFPA 13 for the hazard involved. The storage is closed container, with no dispensing or open container use. Ventilation will be provided per the IFC. Containment will be provided per the IFC. Two means of egress doors will be provided from the new H-3 as required. The exit travel distance will be less than the 150' permitted by code. The hardship is the additional storage area is needed to accommodate current production demand. The existing site will not readily accommodate a building outside the existing footprint.

- 12-11-26 CI **Broad Ripple Mixed Use Development – Indianapolis**
This is a clarification of a previous variance (12-03-26) which was approved to permit window openings in the 1st floor and parking garage openings in the 2nd and 3rd floors in the south exterior wall of the building to be located less than 3' from the property line, which is not permitted by code. This variance is submitted to clarify that the unprotected openings for the parking garage include window openings in the exterior wall on each floor level of the stair serving the parking garage. The building is classified as an S-2 occupancy on the 2nd floor and rooftop tier and an M/A-2/B occupancies tenants on the 1st floor and is of Type IB construction. The proponent advises that the openings on the 1st floor are protected with close-space sprinklers located within 12" horizontally of the exterior openings. The 1st floor tenant areas will be protected with an automatic sprinkler system. The 2nd and 3rd parking levels are open to the exterior. The branch bank building on the adjacent property is located more than 30' from the property line. The intervening space is an access drive and a row of parking for the bank building. The hardship is the project will need to maximize the available site in order to be economically viable and to provide the necessary space for vehicle access and exit lanes on the 1st floor. The glazing is desired in the exterior wall on the stair in order to provide light to the stair.
- 12-11-27 AI **Grand Park – Pump House – Westfield** Project #360303
The code required emergency shower, eyewash, drinking fountain, service sink and rest room will not be provided in the pump house structure. This is classified as an F-1 structure which will normally be unoccupied. The structure is approximately 1,000 sq. ft. in area and will provide service utilities for the site. The infrequent times the building is occupied will be for monitoring and maintenance. Restrooms for the employees will be provided elsewhere on the site. The hardship is the cost to provide the plumbing fixtures for which there is not benefit to the public.
- 12-11-28 AI **Subaru Body Shop Expansion 3 – Lafayette** Project #360657
The code required 4" of insulation for the roof will not be provided. The new addition of 52,000 sq. ft. to the 2.6 million sq. ft. structure will instead have the same insulation as the rest of the structure of 2" in thickness. The code requires R-19 value for climate Zone 5 and the proposed design will provide R-11 value for the roof assembly. The addition

will add approximately 2% roof area to the building and this change in insulation will be negligible in energy savings. The hardship is that to provide the required 4" of insulation would cost \$42,850.00.

- 12-11-29 BI **Rose-Hulman Student Housing 2011 – Terre Haute** Project #353146
The dormitory sleeping room doors will not be provided with closers as required by code. The code requires the doors to be either self or automatic closing. The building is an R-2 occupancy of Type IIB Construction and is 4 stories in height. The building will be protected with an automatic sprinkler system per NFPA 13R. The corridors will be provided with a smoke detection system connected to the fire alarm system. The corridor smoke detectors are not required by code. Each sleeping room will be provided with single station smoke detectors as required. The hardship is the ongoing cost of maintenance of the door closers or hold open devices that are rendered essentially inoperative in a short period of time in the student environment.
- 12-11-30 CI **Earlham College – Tyler Hall – Richmond**
The Chapter 34 evaluation will not result in overall passing scores for 2 of the 3 scoring categories per Table 3410.7 due to an existing stair that will not be enclosed with fire resistive construction. The variance request is to permit an overall passing score for Fire Safety and Means of Egress categories. The project involves the rehabilitation of the 1907 Tyler Hall structure. The building was used for offices and classrooms up until approximately 2002 and has been vacant except for the 1st floor space that can be used for events, meetings, banquets, etc. The A-2 occupancy is a change of occupancy. The building is classified as Type IIIB construction and is 2 stories in height plus a basement. The building will be protected throughout with an automatic sprinkler system. The building will be equipped with a fire alarm system. The existing nonrated stair will be provided with nonrated doors with closers at each floor level. There is a second stair that will be enclosed with 1 hour construction that is accessible from each floor. The maximum egress travel is 80 feet. The enclosure of the existing stair would be an operational hardship.
- 12-11-31 AI **Sylvia's Brick Oven Restaurant – Lafayette**
The chapter 34 evaluation needs an additional 2.5 points for the Fire Safety category. The use of the building as a restaurant and banquet hall (A-2) is considered a change of occupancy from the last use as a church (A-3). The basement is an S-1 occupancy. The building is classified as a Type IIIB construction. The color assembly over the basement is concrete with hollow clay tile infill. The building was constructed in 1924 as an auto showroom/repair facility. The proponent advises that the building is provided with a fire alarm throughout and a smoke detection system throughout connected to the fire alarm. The maximum travel distance is approximately 80', while the code permits up to 200'. The banquet hall is separated from the restaurant with a 2 hour occupancy separation. The hardship is the cost to bring the building into complete compliance would make the project not viable economically.

12-11-32(a)(b)

Faith West – West Lafayette

Project #358992

CI

(a) *The 2 hour and 4 hour fire walls separating portions of the building, for purposes of allowable area, will have nonrated windows in the exterior wall above the termination of the fire wall – code requires that where a fire wall separates buildings of different heights, exterior openings for a distance of up to 15' above the lower roof are required to be protected.* The project includes construction of a 4 story building of Type VA construction with apartments on floors 2 through 4 and various amenity uses on the 1st floor. Two other buildings of Type VB construction are attached, separated by fire walls: a gymnasium/fitness facility and a restaurant. The 1st story will be protected throughout with an automatic sprinkler system per NFPA 13 and the 4 story building will be protected throughout with a sprinkler system per NFPA 13R. A sprinkler will be provided at the ceiling level within 12" horizontally and centered on each window occurring within the required distance above the lower roof. The hardship is the openable windows are desired for the affected apartments.

CI

(b) *The common path of travel from the typical 4 and 5 bedroom apartments will exceed the code allowed 75'.* The proponent advises that in the 5 bedroom units the travel distance will be approximately 100' and in the 4 bedroom units the travel distance will be approximately 96'. The project includes construction of a 4 story building of Type VA construction with apartments on floors 2 through 4 and variance amenity uses on the 1st floor. Two other buildings of Type VB construction are attached, separated by fire walls; a gymnasium, fitness facility and a restaurant. The proponent advises that the 2009 and the 2012 IBC in Section 1014.3, exception 4, permits up to 125' of common path of travel in an "R" occupancy building protected with a sprinkler system per NFPA 13R. The hardship is reducing the common path of egress travel below current code limit would require 2 means of egress from the affected units, which in turn would reduce leasable square footage.

12-11-33(a)(b)

8 West Louisiana – Conversion – Indianapolis

CI

(a) *In the Chapter 34 evaluation, a score for less than 1 hour (-10.5 points) is taken for the vertical openings parameter per the Chapter 34 evaluation for the existing partially open stair connecting the basement, 1st floor and 2nd floors of the building.* The stair has nonrated wall and door construction at the 1st floor, but is open at the basement and 2nd floor levels. The building is a pre-1900 structure in downtown Indianapolis that has been occupied by the current building owner, Arc Design, on the 1st floor for architectural offices, with the last use as a residence on the 2nd floor, and storage use in the basement. The Chapter 34 evaluation is intended to permit the legal change of occupancy for office use on the 2nd floor and use of the basement as offices. The building is 2 stories in height with a basement; each floor has 1,362 sq. ft. of floor area. The building is Type IIIB construction. The proponent advises that the building will be protected with a fire alarm system throughout and smoke detection throughout. The maximum egress travel distance is approximately 95'. Per the proponent, the hardship is the additional enclosure of the stair would detract from the historic nature of the stair, reduce useable space and have limited benefit to life safety.

CI

(b) *The code allowed maximum 75' travel distance from the basement to an exterior exit will not be followed because the current distance is approximately 95'.* The building is 2 stories in height with a basement; each floor has 1,362 sq. ft. of floor area. The building

is Type IIIB construction. The proponent advises that the building will be protected with a fire alarm system throughout and smoke detection throughout. The hardship is that the only method of reducing the travel distance in the basement is to block off the portion exceeding the 75' travel distance, which would be a loss of needed space.

12-11-34(a)(b)

Greencroft Goshen – Healthcare – Addition and Renovation

BI

(a) *The grab bar arrangement, for the toilets, will not be code compliant in the I-2 nursing home.* The proponent advises that they will install grab bars that swing up and down rather than be stationary. They also advise that the toilet will be located centered rather than comply with the code. They advise that this will give the care givers better access to be able to assist the patient on and off of the toilet and also give room to use other types of equipment used to assist patients on and off of the toilets. Commission to discuss.

BI

(b) *Non-accessible shower compartments will be used rather than the code required accessible shower compartments.* The proponent advises that the accessibility codes are written for the accommodation of those who have body strength; however virtually all of nursing home residents are physically unable to accomplish all of the tasks involved in showering. Most residents require staff to assist them, and it is facility policy to transfer residents onto wheeled shower chair prior to showering. It is also facility policy to have staff actively involved with showering. Commission to discuss.

12-11-35

Void

12-11-36

CI

Greendale Pool – Greendale

The pool average water turnover rate will be 4 hours rather than the code required 2 hours. The proponent is proposing the use of 650 GPM for 74,680 gallons considered the activity pool a rate of 1.91 hours and 400 GPM for the 138,343 gallons of the dive and lap area of the pool at a rate of 5.75 hours thus providing an average turnover of 3.38 hours. The code is silent on the averaging of the different areas of the pool for the turnover times. This way of averaging the turnover rate will give a cost savings to the City of Greendale as they figure the costs. This will lower the hardship to the city. Commission to discuss. Defer to Commissioner Hite for possible Health Department input.

12-11-37(a)(b)

Pioneer Tipton Corn Treater Expansion – Tipton
Tabled at the request of the proponent.

12-11-38

CI

Julie's Wags and Whiskers – Paoli

Project #354279

The code required accessible route to the public way will not be provided. The proponent advises that, due to the elevation of the property, it is not possible to provide an accessible route to the public way, but they have provided an accessible route to the parking area from the building. They have also provided handicapped parking in the parking lot for the building. No information was provided as to the elevation to which they refer. No drawings provided or pictures.

- 12-11-39 CI **Sara's Boarding – Paoli** Project #354341
Same as 12-11-38
- 12-11-40(a)(b) CI **JAE Hardwoods Storage Addition – Wolcottville**
 (a) *The code required sprinkler system or fire walls will not be provided to the combination S-1/F-1 facility in compliance with the code.* The storage addition will be of Type IIB construction and be 6,720 sq. ft. and a diesel room addition of 320 sq. ft. will be added to the existing saw mill of 7,600 sq. ft. of Type VB construction. The code would require fire suppression or a 3 hour fire resistive barrier. The S-1 occupancy building in excess of 12,000 sq. ft. will not be provided which the code required sprinkler system. The proponent advises the product is freshly cut green lumber from the saw mill which are cut from green logs. The fire department access doors will be provided as required by code. Housekeeping for the saw mill and storage addition will be done as per NFPA 664 Chapter 11. The hardship is the cost to provide the automatic sprinkler system or provide a 3 hour fire barrier. The installation of the fire barrier would also cause operational difficulties in transporting the lumber from the saw mill to the storage area. A variance, to omit the sprinkler in the current building was approved, under variance #11-05-27 in June 2011. What is the cost to comply? Is water available?
- CI (b) *The addition will not be provided with emergency illumination at the walking surface, including the exit discharge as required by code.* The proponent advises that the addition will be provided with reflective exit signs located in accordance with code. The hardship is that this is an Amish facility and is not provided with electrical power for the building. Are they using a generator that could power the exit signs and emergency lighting and in turn keep the battery back ups charged?
- 12-11-41 AI **Ivy Tech Community College – Southbridge Crossing – Mooresville** Project #360380
The code required emergency shower and eyewash station will not be provided for the general storage room classified as an S-1 occupancy. This project involves renovation of approximately 10,000 sq. ft. of former business/retail space for use as Ivy Tech classrooms, including new interior layout to create classrooms and lab spaces for educational use, and support space, HVAC and lighting system upgrades to accommodate the new layout and new ceilings throughout. The tenant is classified as a “B” occupancy, with the storage room classified as an “S-1” occupancy. The proponent advises that the storage room is used for office supplies and not for hazardous materials. The hardship is the cost to provide plumbing fixtures which will provide no benefit to public safety and welfare.
- 12-11-42 CI **Saint Alphonsus Liguori Catholic Church – Parish Hall – Zionsville**
This variance is to replace a previous variance that was granted to permit the use of a 2 hour fire barrier in place of a 2 hour fire wall, to separate the addition of a new kitchen to an existing multipurpose assembly space. During the construction of the 2 hour block wall, a beam supporting the roof structure was found to be in the way of completion of the wall to the deck above. The nominal 4 X 6 wood beam is approximately 4' in length and has a 1 hour rating. To complete the 2 hour fire barrier, the contractor constructed a 2 hour bulkhead around the area of 2 hour shaft wall and multiple layer gypsum board construction to protect the ceiling trusses supporting the bulkhead. This assembly is not

a listed UL assembly numbered specifically for this purpose. The proponent's office has reviewed the installation and feels that it meets the intent of the code for a rated separation and is at least equivalent to 2 hour rated construction. The hardship is that to remove the wood beam would entail the removal of the roof of the existing building and it would need to be reconfigured in this area. This additional cost would be a hardship for this project.

- 12-11-43 BI **Indianapolis Zoo – Orangutan Exhibit – Indianapolis** Project #358757
The code required audible devices for the fire alarm system will not be provided in this structure. The building is approximately 18,000 sq. ft. on 2 levels and will include exhibit area, animal holding and staff service area. The calculated occupant load of the assembly area is 333. The code requires the fire alarm system for occupant loads in excess of 300. The proponent advises that the building will be fully sprinklered. There will be 2 high intensity visual indicating appliances located on the opaque walls adjacent to the observation deck and an additional strobe provided on the lower level in a common access way. The activation of the fire alarm is transmitted directly to the security office that is manned 24/7. Staff then receives text messages of the alarm condition and security communicates with 2 way radios to local officers. There is also a public address system provided for the assembly area of the building. The zoo conducts regular drills and emergency response training. The hardship is the use of the horns would agitate the apes and make them very difficult for the keepers to be able to move them to the area needed for their protection.
- 12-11-44 CI **Smart Start Center – Indianapolis**
The code required sprinkler system has not been installed, as required, under the platforms that have been installed in the day care area. The proponent advises that the platforms (lofts) are approximately 58 sq. ft. in area and exceed the 48" in width, allowed by the code to not have sprinkler heads installed beneath. The facility was constructed by GSA in 2002 and the life safety features of the facility were designed in accordance with the PBS-100 and PBS-140 design guides in effect at the time. The facility is protected throughout with a wet pipe fire protection system utilizing quick response sprinklers with a design area of 1500/.10. The facility also has an automatic fire alarm system with manual pull stations at each exit door and complete area smoke detection. Direct exterior egress is also available to the outside of the building from each of the areas in question. The hardship is the locating of the piping, hangers and sprinkler heads below the loft space will create additional hazard conditions to the children. These have been in place for 10 years. How many lofts are there? How high are they from the floor? Has the wood been treated with fire retardant materials? What are the ages of the children?
- 12-11-45 BI **West River Health Campus – Evansville**
The fire doors in the path of egress are painted with a mural in violation of the code. The proponent advises that these doors are in the memory care building in the hallway leading the service hall and the emergency exit. They advise that the staff have been properly trained in evacuation of the building. The doors are marked with an illuminated exit sign. The windows in the doors are not painted and the door hardware is unpainted. Evacuation routes are identified and posted. The hardship is these doors are exit doors

and are painted in such a way to assist in the protection of the cognitively impaired residents from continually seeking to exit and thus being in danger of leaving the facility and getting onto the highway that is within 200 yards of the exit.

- 12-11-46 C **Mad Anthony Children's Hope House – Ft. Wayne**
The code required NFPA 13 or 13R sprinkler system will not be provided for this R-1 occupancy and will instead be provided with an NFPA 13D sprinkler system. This facility is for the lodging of the parents and families of children receiving medical care away from home at minimal cost. The facility has been open since 2003 and assisted nearly 4000 families through donations, grants and corporate sponsors. The hardship is the cost of an NFPA 13R system is approximately \$55,000.00 and the cost for the NFPA 13D system is approximately \$25,000.00.
- 12-11-47 CI **American Wholesale Furniture – Addition - Indianapolis** Project #360655
The proposed addition of 40,244 sq. ft. to the existing building of 89,244 sq. ft. is designed as "unlimited area" based upon a sprinkler system throughout and a minimum of 60' surrounding the building. In 2002, there was an addition of approximately 25,000 sq. ft. that is 5' to a portion of the east property line and the distance to the south property line from the existing building is approximately 31'. The addition is classified as an S-1 occupancy and Type IIB construction. The proponent advises that the building is protected with an ESFR sprinkler system installed in the warehouse area. A variance was approved to allow the 2002 addition and existing building area to exceed that permitted per the 1998 Indiana Building Code. Exterior sprinkler protection was provided along the portion of the exterior wall of the addition that was 5' from the property line. The currently proposed addition will have a minimum of 60 feet to all property lines, and will not alter the previously approve conditions. The hardship is the construction of a 4 hour fire wall to separate the addition is required in order to avoid a variance, in addition to the cost for the fire wall. The fire wall would be detrimental to the efficiency of material movement between the addition and the existing building.
- 12-11-48 BI **1733 Meridian Apartments – Indianapolis** Project #353664
The existing exterior openings on the north, south and east exterior wall of the building exceed the permitted area based upon fire separation distance. The project involves remodeling of an existing 3 story and basement apartment building constructed in 1917 and the project has not changed the existing classification occupancy. The building is a Type VA construction and R-2 occupancy. The exterior walls are multi-wythe brick construction, with wood floor and roof construction. The building is protected throughout with an automatic sprinkler system per NFPA 13R, which is not required. The openings are all existing and the project scope included replacement of existing windows with new energy efficient windows. New exterior openings were not created as part of this project. The exterior openings are original to the building and part of the historic character of the building. The building was designed to meet USGBC standard for LEED Silver – fire rated windows will not meet the LEED requirements or the Indiana Energy Conservation Code. The project was partially dependent upon compliance with LEED.

12-11-49

NVRI Penn Circle Apartments – Carmel

Project #351657

The local inspection division has verbally cited the alternating tread stair from the third floor to the roof for not having a guardrail with 4" sphere protection in accordance with Section 1009.9. Section 1009.9.1 addresses the handrails and advises that they must have one on both sides of the alternating tread devices and shall comply with Section 1012. Section 1012 addresses handrails and how they are to be constructed. Section 1009.8, which regulates alternating tread stairs doesn't address sphere protection.

12-11-50(a)(b)(c)(d)(e)(f)(g)(h)(i) The Axis – Indianapolis

Project #359168

- BI (a) *The code required fire rating that is to be on both the inside and outside of the Type VB construction 5 story sprinklered building will only be provided on the interior of the building.* The proponent advises that the building is protected with an automatic sprinkler system per NFPA 13, which exceeds the codes minimum requirements for apartments. The exterior walls have separation distances varying between approximately 30' and 60'. The exterior walls will be covered with brick, cement fiber board (HardiePanel) or metal siding. The hardship is the additional cost of providing exterior walls that are fire rated for exposure from both sides when the fire exposure hazard is greatly reduced by the sprinkler system and open space.
- BI (b) *The code required maximum travel distance for the apartment is 250' and there will be one apartment on the four floors what will have an exit travel distance of approximately 270'.* The proponent advises that the building is protected with an automatic sprinkler system per NFPA 13, which exceeds the codes minimum requirements for apartments. Smoke alarms will be located inside the apartments as required by code. The apartments will be separated by one hour construction as per code. The floors have fire walls providing a high level of compartmentation. The hardship is the need to maximize the number of apartments on the floor and an additional exit stair will reduce the number of units.
- CI (c) *The code required elevator size to accommodate a stretcher, for buildings of 4 or more stories, will not be provided for 6 apartments on the second floor.* The proponent advises that this is only one floor above grade. There is the option of using the parking garage vehicle ramps to get a person down to the grade level. The hardship is the additional cost of providing a larger elevator to serve only six apartments in an emergency.
- CI (d) *The Type A accessible units are required by the code to be essentially level with the interior floor elevation and the Type A units will have a 4" drop to the exterior balconies.* The proponent advises that Type B units are allowed a 4" drop based on the ability to add a 2 X 4 on the side with a wood deck on top. The owner will provide such a system when required by a tenant. The hardship is to provide a consistent design for all apartment balconies and the 4" drop will allow some accumulation of water and snow without entering the apartment.
- CI (e) *The electrical code requires oil-filled transformers inside of buildings to be installed in a fire rated vault of 1 hour construction, when the building is sprinklered, to protect the transformer from explosion and explosion conditions and neither the vault nor any enclosure will be provided in this structure.* The building is sprinklered per NFPA 13. The proponent advises that these are transformers normally used outside. The hardship is to provide access to the equipment should a transformer need to be replaced. What does

the electrical company say about the lack of enclosure? How many transformers are there? What is the cost to comply?

CI (f) *Floor mounted water closets above food preparation areas are prohibited by code, but the apartments above the Marsh grocery store will have floor mounted water closets above the food preparation areas.* The proponent advises that the new 2012 Indiana Plumbing Code does allow this type of installation provided the waste piping is covered by a ceiling, etc. The owner's hardship is apartments will be located above the store and the water closets will be floor mounted. Will the construction comply with the 2012 Indiana Plumbing Code? What is the cost to comply? What is the hardship to comply?

CI (g) *Trash chutes are required by NFPA 82 to extend 3' above the roof and the service room and termination room must have a 2 hour walls.* The proponent advises that the trash chutes will only extend to the 1st and 2nd levels which will not terminate at the roof and the service and termination rooms for the chutes will only be 1 hour construction. The proponent advises that the Indiana Building Code does not require the rooms to be more than 1 hour construction and NFPA 82 permits service openings in rooms of 1 hour construction when the room is sprinklered. The trash chutes will be sprinklered per the IBC, NFPA 82 and NFPA 13. The hardship is the upper floors are not designed to accommodate a trash chute from the 2nd level to the roof and the enclosures for the rooms are based on the IBC. How is the trash from the upper floors removed?

CI (h) *The code required guardrails at the roof's edge, for mechanical equipment within 10' of the edge, will not be provided for all of the equipment.* The proponent advises that the roof tie downs will be provided to service mechanical equipment. IOSHA reportedly allows this as an acceptable method to protect workers. There will be a partial height parapet around the roof edge. The hardship is the cost and appearance of partial guardrails at select locations on the roof. Why can't the units be moved to a site that would be farther away from the edges or make the parapet wall higher to protect the workers?

CI (i) *The code required one hour fire protective assemblies for stair openings will not be provided on Stair #1.* The proponent advises that the windows will be unprotected in the exterior wall that is exposed by other openings. The stair openings or other openings will be protected by interior sprinklers spaced not more than 6' on center and within 12" of opening plane. The building is protected by an NFPA 13 sprinkler system. The hardship is the cost and appearance of protected window openings in the stair enclosure.

12-11-51(a)(b)(c)(d) **Norwell High School – Ossian**

CI (a) *An existing 2 story school of Type IIB construction of approximately 393,000 sq. ft. on the 1st floor will be placed into further noncompliance with the addition of 2 noncombustible canopies at 2 locations.* The canopies will add a total additional area of approximately 4,000 sq. ft. The total floor area is exceeded for the partially sprinklered building. The owner's hardship involves the cost and difficulty in adding fire walls to separate the new canopies from the existing building or other means to bring the building into compliance. What is the cost to comply? Will the canopies be sprinklered? Are the areas where the canopies are being attached sprinklered? How much of the school is sprinklered? What is the total square footage of the building, including both floors?

CI (b) *During the alteration of approximately 100,000 sq. ft. of the school, there will be dead end corridors created for different periods of time during the construction.* The

proponent advises that the temporary egress will create a dead end corridor of approximately 40' for approximately 12 months, one of 24' for 11 months, and one of 72' for 11 months. The proponent advises that corridor smoke detection system and fire alarm system with pull stations are provided. The temporary egress will be a direct path as shown, with appropriate signage. The hardship is the desire to remodel the school yet maintain operations during the project. Will the dead end corridors be in place at the same time or staggered?

- BI (c) *As part of the remodeling 2 pairs of fire rated doors will be removed in an existing 4 hour fire wall between the original building and the 1988 addition.* The code requires that the fire wall be maintained and the opening protectives be kept in place. The proponent advises that most of the 1988 addition is sprinklered and the majority of the original building is will also sprinklered as part of this project. They will provide sprinklers on both sides of the fire wall where the doors are removed.
- CI (d) *During the remodeling, some of the existing ceiling tiles will be removed temporarily in some of the sprinklered areas which is not allowed by code.* The proponent advises this will be a temporary condition over approximately a 2 year period. They will be replacing the tiles during the remodeling project. The hardship involves the cost and difficulty in remodeling the school without adding sprinklers throughout the concealed space. Such construction would require the removal of most of the ceiling tiles. What is the time frame of this condition? Will this be done in sections or all at once?

12-11-52(a)(b) **One America Parking Facility – Indianapolis** Project #359833

- CI (a) *Only one accessible means of egress will be provided for the new open parking garage, S-2 occupancy, rather than the code compliant two accessible means of egress.* One of the three open exit stairs is required to have 48" of clear space between the handrails, since the garage is not sprinklered, and there will be approximately 39.5" between the handrails. The proponent advises that the elevator will have standby power and will be available to evacuate any disabled persons. The parking garage is open and does not require areas of refuge, since there will not be a buildup of smoke and heat. Disabled persons could be evacuated down the parking ramps. The hardship is the project has been bid and construction is ready to start, so the delay would be a cost, time and floor area to redesign a stair to meet the 48" requirement.
- CI (b) *The project was filed with the plans for the 6th story showing "alternate" which Plan Review does not accept for review purposes.* The request is to be allowed to have that plan included as part of the review, so the project can be released as a 6-story building.

12-11-53(a)(b) **Dow AgroSciences Building One B314 – Indianapolis** Project #346365

- CI (a) *The access control reader, door operator pad, and phone/intercom controls located in the entry vestibules will be located at 54" rather than the code compliant 48".* The proponent advises that this height complies with the ADA guidelines for the 1991 ADAAG which was the code of record when the project was filed, which was prior to March 15, 2012. The addition is 2 stories in height plus a basement and is classified as a "B" occupancy and of Type IIB Construction. The hardship is that the building is 99% complete and, due to the finish materials involved in the entrances, retrofit to meet ICC/ANSI A-117.1 at this point would be a significant hardship. What is the cost to comply?

NVRI (b) *The fire detectors that are located in the basement over pumps and other equipment are in order to provide detection of incipient fires that may not immediately be detected by the sprinkler systems, such as smoldering fires not producing sufficient heat immediately to actuate sprinklers.* The placements of detectors do not comply with specific placement requirements of NFPA 72 for a space that is “fully” detected. The addition is 2 stories in height plus a basement and is classified as a “B” occupancy and of Type IIB construction. The proponent advises that the building is protected throughout with an automatic sprinkler system per NFPA 13. The fire detectors are not required but are installed voluntarily as an additional level of detection. The hardship would be a significant expense to comply with NFPA 72 completely. Is a variance required for the discretionary installation if each detector is properly installed?

12-11-54(a)(b)

Linton-Stockton Middle School – 2012 Addition – Linton

CI (a) *The existing unlimited area school will have an addition constructed so that it will not have the code required 60 foot open side yard. The addition will cause the entire building to be put into noncompliance.* The proponent advises that the existing building and the new addition will both be protected with an automatic fire suppression system per NFPA 13. The approximately 8,600 sq. ft. addition is only 11% of the existing 76,500 sq. ft. building. Approximately 11 feet is provided between the addition and the next building. The window openings facing the adjacent buildings less than 60 feet will be protected with close spaced sprinklers no more than 6’ 0” on center and no more than 12” away from the glass. All of the exterior walls that are adjacent to the existing buildings are non-combustible (masonry). The owner’s hardship is the tight site and the location of the other existing buildings and, additionally, the cost to provide a 4 hour structurally independent wall between the addition and the existing is not practical or cost effective. What is the cost?

CI (b) *An unlimited area 2 story school of approximately 85,100 sq. ft. will be placed into non-compliance by its proximity to a non-sprinklered school of approximately 85,000 sq. ft. without a 60 foot space, sprinklers or a 4 hour fire wall.* The proponent advises that essentially the 2 existing buildings will be connected. The existing unlimited area school is protected and this addition will be protected with automatic sprinklers per NFPA 13. A 4 hour fire barrier will be provided between the unlimited area building and the adjacent non-sprinklered building. All exterior walls that are adjacent to the existing building are non-combustible (masonry). The owners’ hardship is the tight site and the locations of the other existing buildings.

12-11-55

AI

Purdue Research Foundation – CHS Clinic – West Lafayette Project #360687
New corridors in a clinic (B use group) within an existing non-sprinklered building will not be rated as required by code. Code requires the corridor walls to be rated at least 1 hour. The proponent advises that the building will have an automatic smoke detection system connected to the fire alarm system. A third door will be added providing a total egress width of 102” or a capacity of 510 occupants. The calculated occupant load is 83. A new code compliant stair and ramp are being provided at the north end of the building; all other egress is onto level surfaces. The hardship involves the fact that this portion of the building is under one roof as part of a larger building that is also not sprinklered. In

order not have rated corridors, the code requires the entire building to be protected throughout with an automatic fire suppression system.

